

SAN ANTONIO PLANNING COMMISSION MINUTES



August 24, 2011



2:00 P.M.

Amelia Hartman, *Chair*
Jose R. Limon, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*
Christopher M. Lindhorst Lynda Billa Burke
Marcello Diego Martinez Rolando H. Briones
Jody R. Sherrill Rob Rodriguez



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Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM:

A. Work session, **1:30** P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Hartman, Limon, A. Rodriguez, R. Rodriguez, Billa Burke,
Briones, Lindhorst, Martinez, Sherrill
Absent: None

4. Citizens to be heard – No Citizen

5. Public hearing, briefing and consideration of the City of San Antonio's FY 2012-FY 2017 Proposed Capital Improvements Plan. (Presented by Maria Villagomez, Director, Office of Management & Budget and Michael Frisbie, Director, Capital Improvements Management Services)

Justina Tate, Interim Assistant Budget Director, briefed commission on update on 2007 and 2012 bond program.

Michael Frisbie, Director, briefed commission on Capital Improvement Plan.

* Project is located in the Camp Bullis Notification Area.

Motion: Commissioner Billa Burke made a motion to approve items as presented
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

Richard Carrizales, Planner, opened the public hearing and presented items.

6. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

A. 110201 Ibarra Subdivision
(On the east side of Glasgow Drive, north of Copinsay Avenue)

B. 110202 Torres Subdivision
(On the north side of Ceralvo Street, west of Arispe)

REPLATS:

C. 100165 Northside Church of Christ*
(South of Encino Rio, east of U.S. Highway 281)

D. 110048 Carlson Park, Phase III
(The south side of Westover Hills Boulevard, east of Rogers Road)

E. 110240 Hunt Lane 2
(East of Hunt Lane, west of Highway 90 West)

Richard Carrizales, Planner, closed the public hearing and presented items.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEM(S) 7-11 HELD ABOVE:

7. 110201 Ibarra Subdivision
(On the east side of Glasgow Drive, north of Copinsay Avenue)

- 8. **110202** **Torres Subdivision**
 (On the north side of Ceralvo Street, west of Arispe)

- 9. **100165** **Northside Church of Christ***
 (South of Encino Rio, east of U.S. Highway 281)

- 10. **110048** **Carlson Park, Phase III**
 (The south side of Westover Hills Boulevard, east of Rogers Road)

- 11. **110240** **Hunt Lane 2**
 (East of Hunt Lane, west of Highway 90 West)

PLATS:

- 12. **110236** **S.H. 151 Apartments**
 (Between S.H. 151 and Rogers Road, northwest of Wiseman Road)

Chair Hartman asked for a motion on the Consent Agenda.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

APPEALS:

- 13. **060732** **Sundance Ranch Unit 2** (Time Extension)
 (South of the intersection of Colts Foot and Star Mica)

Donna Camacho, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

14. **070050** **Missiones** (Time Extension)
(Southwest of the intersection of Loop 410 and State Highway 16)

Larry Odis, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Motion Passes

15. **070492** **Shady Falls Estates** (Time Extension)
(West of Borregas Road at Corpus Christi Road)

Luz Gonzales, Planner, presented item and recommended approval.

Motion: Commissioner Lindhorst to approve items as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

16. **070526** **Willis Ranch Unit – 1, Enclave** (Time Extension)
(On the west side of Bulverde Road, north of Borgfeld Road)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Lindhorst left the boardroom for the purpose of recusal.

17. **070640** **Balcones Creek Unit 1** (Time Extension)
(The extension of George Beere, west of I.H. 10 West)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Briones to approve items as presented
Second: Commissioner Limon
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Commissioner Lindhorst returned into the boardroom.

- 18. 080049 Hamilton Wolfe-Floyd Curl MOB** (Time Extension)
(At the southwestern corner of Hamilton Wolfe Road and Floyd Curl Drive)

Donna Camacho, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

LAND TRANSACTIONS:

- 19.** The consideration and approval of this resolution to accept the conservation easement at Scenic Canyon. Scenic Canyon is located in northwest Bexar County, outside N.W. Loop 1604, north of Scenic Loop Road. (Parks and Recreation Department by Sandy Jenkins)

Sandy Jenkins, Parks and Recreation Department, presented item and recommended approval.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

- 20. S.P. No. 1482** Request to close, vacate and abandon portions of West Travis, West Houston, North Comal Streets and a portion of Mustang Alley Public Rights of Way adjacent NCB 225. (Capital Improvements Management Services, by Martha Almeria)

Martha Almeria, Capital Improvements Management Services, presented item and recommended approval.

Joe Newton, Asset Manager for Bexar County, stated there will be a parking garage erected across from the Bexar County Jail that would provide approximately 500 parking spaces, 300 of which will be for public use.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Motion Passes

21. **S.P. No. 1501** Request to close, vacate and abandon a portion of an alley at Palo Duro and Rio Seco. (Capital Improvements Management Services, by Mary Fors)

Mary Fors, Capital Improvements Management Services, presented item and recommended approval.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner R. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

22. **S.P. No. 1552** Request to declare as surplus and sell two (2) vacant parcels City owned property. (Capital Improvements Management Services, by Jesse Quesada)

Jesse Quesada, Capital Improvements Management Services, presented item and recommended approval.

Motion: Commissioner Lindhorst to approve items as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

23. **S.P. No. 1567** Request to close, vacate and abandon a portion of East Laurel Avenue. (Capital Improvements Management Services, by Mary Fors)

Mary Fors, Capital Improvements Management Services, presented item and recommended approval.

Jack Ferguson, stated he support this request.

Virginia Van Cleave, representing San Antonio Conservation Society, stated they do not support this request as this would close one of the historic streets of the original 36 square mile City Limits and would degrade the historic assets of the surrounding area including the adjacent Tobin Hill Historic District.

Steve Drenner, Drenner & Golden, Stuart, Wolff LLP, stated the purpose of this request is to renovating and expanding existing Intensive Care Unit (adding 10 beds to the 26 existing). He further stated the street abandonment of East Laurel Street would remain open for public use and public access easement.

Andrew Wynn, stated he understand the importance of expanding the existing medical facility however he does not support the street closure. He expressed concerns with the increase in traffic in and out of the surrounding residential streets.

Motion: Commissioner R. Rodriguez to approve items as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

COMPREHENSIVE MASTER PLANS:

Commissioner Lindhorst left the boardroom for the purpose of recusal.

24. Public Hearing and Consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to re-align and re-designate the proposed Alamo Ranch Parkway on the Major Thoroughfare Plan from Freeway (250' to 500' of right-of-way) to Super Arterial Type B (200' to 250' of right-of-way), generally located in west Bexar County, paralleling and located between Culebra Road and Potranco Road (Planning and Community Development Department by Ashley Parsons)

Ashley Parson, Planning and Community Development Department, presented item and recommended approval.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Commissioner Lindhorst returned into the boardroom.

25. Public Hearing and Consideration of a resolution amending the Major Thoroughfare Plan, a component of the City of San Antonio Master Plan, to de-designate the proposed North/South Connector (Secondary Arterial Type A, 86' of right-if-way) on the Major Thoroughfare Plan, generally located in Medina County, just east of the Bexar-Medina County border (Planning and Community Development Department by Ashley Parsons)

Ashley Parson, Planning and Community Development Department, presented item and recommended approval.

Motion: Commissioner Martinez to approve items as presented
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

26. **PA 11043** - [Item Continued from August 10, 2011 meeting] - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 274.6 acres located approximately 700 feet north of the intersection of Happy's Corner and Canoe Brook and more specifically described as at NCB 17701 Lots P-5A, P-1B, and P-5 and NCB 16334 Lots P-5B and P-36 from Country Tier land use to Specialized Center land use and Natural Tier land use. (Planning and Community Development Department, by Rebecca Paskos)

Rebecca Paskos, Planning and Community Development Department, stated the applicant has requested this case be postponed until a later date.

James Griffin, representative, stated he is requesting a postponement on this case.

NO ACTION TAKEN – CASE POSTPONED

27. **PA 11045** - [Item Continued from July 27, 2011 meeting] - Public hearing and consideration of a resolution amending the land use plan contained in the San Antonio International Airport Land Use Plan, a component of the Master Plan of the City, by changing the use of approximately 18.02 acres located at the northeast corner of Huebner Road and Northwest Military Highway from Neighborhood Commercial land use to Mixed Use land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommended approval.

Bill Kaufman, representative, stated the subject property abuts Shavano Park. He stated are proposing to develop approximately 320 units, condominium quality and will be gated for security. They have met with the Council office, City Staff, representatives from Shavano Park as well as surrounding property owners and have agreed on restrictive covenants. He feels is proposal would be good for the community.

Jack Kush, stated he attended the neighborhood meetings and does not support the proposed development. He expressed concerns with the develop being too close to the abutting residential homes. He further stated he collected a petition of 12 signatures expressing opposition. He also expressed concerns with this development being constructed over the Edward's Recharge.

Jan Kush, stated she would like to express her opposition. She also expressed concerns with the increase in traffic the propose development will incur.

Tim Fandel, stated he would also like to express his opposition. He stated they will lose their privacy with the proposed development. He also expressed concerns with their property values being negatively affected.

Lila Aguirre, stated she is in opposition of this request. She expressed concerns the negative impact this will have on their property values as well how this would affect the Edwards Aquifer.

Motion: Commissioner A. Rodriguez to approve items as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

- 28. PA 11048** - Public hearing and consideration of a resolution amending the land use plan contained in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.15 acres located at 309 Pierce Street from Low Density Residential land use to Low Density Mixed Use land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommended denial.

John Yoggerst, representative, stated they are proposing to construct a one-story office building on the subject property. He further stated this property fronts on to IH 35 and is not suitable for residential development. He feels the proposed development would have a positive impact on the community.

Donna Liston, stated this property has been vacant for many years and feels Mr. Yoggerst development would be good for the community.

Alane Rivera, stated she is in opposition of this request. She feels the proposed development would have a negative impact on the community. She also expressed concerns with the increase in traffic the proposed office would bring into the neighborhood.

Marie Stout, stated they do not support this proposed office use.

Gilbert Murrillo, stated the neighborhood has taken a vote and have voted against the proposed office building.

Joann Murrillo, stated she strongly opposes this request as she would be the one that would immediately affect. She stated her property abuts the subject property and feels this would negative affect her property.

Stephen Mazurek, stated he would also like to express his opposition. He stated the community has worked very hard in beautifying their neighborhood.

Rose Hill, stated she is in opposition of this request. As mentioned by Mr. Mazurek, they have worked very hard in uplifting the neighborhood and this would negatively affect their community.

Jackie Johnson, representing San Antonio for Growth on the Eastside (SAGE), stated they support Mr. Yoggerst in the proposed development. She stated they help Eastside businesses expand and grow and support new businesses joining their community.

Marlene Hawkins, President of Government Hill Neighborhood Association, stated they are in support of this request. She stated they support growth in their community.

Motion: Commissioner Martinez to support staff recommendation of denial of change in land use from Low Density residential to Low Density Mixed Use

Second: Commissioner Billa Burke

In Favor: Limon, Billa Burke, Martinez

Opposed: Hartman, A. Rodriguez, R. Rodriguez, Briones, Lindhorst, Sherrill

Motion Failed

2nd Motion

Motion: Commissioner Briones for approval to amend the future land use plan designation from Low Density residential to Low Density Mixed Use

Second: Commissioner Lindhorst

In Favor: Hartman, A. Rodriguez, R. Rodriguez, Briones, Lindhorst, Sherrill

Opposed: Limon, Billa Burke, Martinez

Motion Passes

- 29. PA 11049** - Public hearing and consideration of a resolution amending the land use plan contained in the Eastern Triangle Community Plan, a component of the Master Plan of the City, by changing the use of approximately 62.273 acres located at southwest corner of South Foster Road and US Highway 87 intersection, more specifically described as NCB 35132 Block Lot P-87 (3.2856 AC) and P-88 (100.731 AC) "Foster Meadows" Annexation, from Agriculture and Parks/Open Space land use to Medium Density Residential land use. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, presented item and recommended denial.

Harry Jewett, representative, stated the purpose of the plan amendment is to allow for single-family dwellings on the subject property. He further stated they portion of property that is within the flood plain and gas lines would not be development on.

Charlotte Mellen, stated she does not support this request, as this amendment would allow for multi family development. She stated this would affect their property values. She also expressed concerns with this development being erected over the flood plain and gas pipelines.

Lisa White, stated she is also in opposition. As stated by Mrs. Mellen, they do not want an apartment complex in their neighborhood. She stated such development would have a negative impact on the community and their taxes.

Motion: Commissioner R. Rodriguez to table this item until the end of the agenda
Second: Commissioner A. Rodriguez
In Favor: Unanimous
Opposed: None
Motion Passes

This item is table until the end of the agenda

30. **PA 11050** - Public hearing and consideration of a resolution amending the text contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by: adding the "Mixed Residential Districts and Residential Single Family Districts (except R-5, R-6, and R-20)" to the Mixed Use and Transit Oriented Development land use category in the Land Use Plan and Zoning Table. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrell, Planning and Community Development Department, presented item and recommended approval.

Motion: Commissioner Sherrill to approve items as presented
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

31. **PA 11051** - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of approximately 2.8 acres out of Lot 3 Block 20 NCB 14865 located northeast of the intersection of Loop 1604 and Hausman Road from Suburban Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos)

Rebecca Paskos, Planning and Community Development Department, presented item and recommended approval.

James Griffin, representative, stated they are requesting this amendment to allow for multi-family and commercial development on the subject property.

Motion: Commissioner R. Rodriguez to approve items as presented
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

29. Continuation of discussion for PA-11049

John Osten, Planning and Community Development Department, stated the plan amendment does allow single-family development in low density.

Harry Jewett, representative, stated he would amend his request to low density.

Motion: Commissioner Lindhorst to approve the land use to low density land use

Second: Commissioner Briones

In Favor: Unanimous

Opposed: None

Motion Passes

32. Approval of the minutes for the August 10, 2011 Planning Commission meeting

Motion: Commissioner Lindhorst to approve items as presented

Second: Commissioner Billa Burke

In Favor: Unanimous

Opposed: None

Motion Passes

33. Director's report - City Council Action Update (Planning Commission Items sent to Council)

- Paperless Agenda (Development Services Department, by Barbara Nelson)

34. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

35. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:25 pm.

APPROVED


For Amelia E. Hartman

ATTEST:



Executive Secretary